

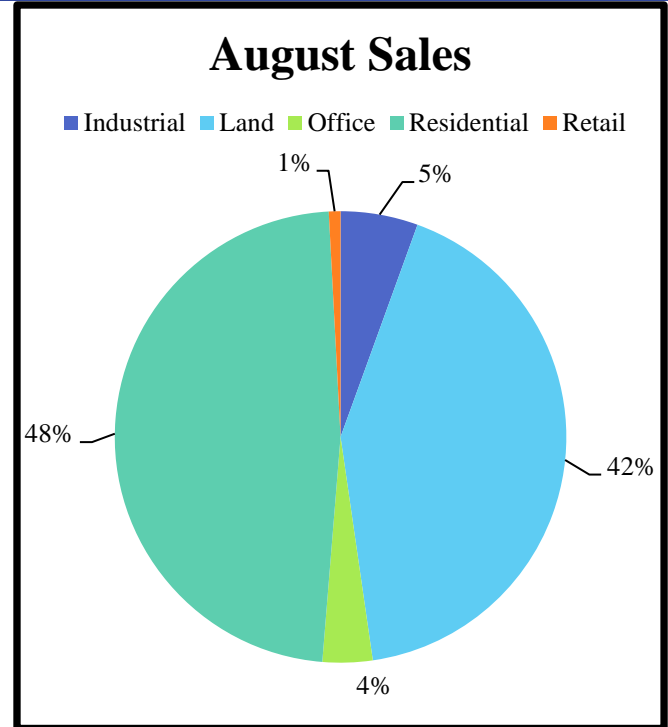
of Capital Interest | October 2020

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of August as reported by Statistics Canada increased slightly to 9.5% from 9.2%. The national rate decreased to 11.1% from 12.3% while Ontario's unemployment rate decreased to 11.4% from 12.4%.

There were 27 sales in the month of August with a total value of \$84,844,510. Residential Building sales accounted for 47.9% of the total, land sales 42.2%, industrial building sales 5.5%, office building sales 3.6% and retail building sales 0.8%. Sales data has been provided by RealTrack Inc. For more information, visit www.realtrack.com or call 1-877-962-9033.



Residential Building Sales

There were 7 residential building sales in the month of August for a total consideration of \$40,622,000.

The most notable sale for the month was the sale of 353 Friel Street and 301 Laurier Avenue East. It was purchased by Sandy Hill Friel Apts Ltd. from Sha Owners Inc. for \$21,200,000 or \$232,967 per unit. It is improved with a two and one-half storey, 88-unit apartment building and a two and one-half storey triplex.

255 Metcalfe Street was purchased by 255 Metcalfe Street Inc. from Norman Apartments Ltd. for \$13,266,000 or \$221,100 per unit. It is improved with an eight-storey, 60-unit apartment building.

Land Sales

There were 13 land sales in the month of August for a total consideration of \$35,782,500.

211 Centrum Boulevard was purchased by 12259095 Canada Inc. (*Le Groupe Maurice*) from Aseldev Developments Inc. & Devmar Cumberland Developments Inc. for \$7,000,000 or \$42.72 per square foot. It is zoned Mixed-Use Centre.

A residential site located on the northwest corner of Hemlock and Wanaki Roads in the Wateridge Village neighbourhood on the former Rockcliffe Airbase in the east end of the city was purchased by Uniform Urban Developments Ltd. from Canada Lands Company CLC Ltd. for \$6,500,000 or \$57.44 per square foot. It is zoned Residential Fifth Density.

1345 Bank Street was purchased by Lofty Residence GP Inc. from Recipe Unlimited Corp. for \$5,500,000 or \$303 per square foot. It is zoned Arterial Mainstreet and is to be developed together with 1335 Bank Street.

961-965 & 967 Wellington Street West were purchased as part of an assembly by ML Wellington Realty Investments Inc. (*Magil Laurentian*) from named individuals for \$3,000,000 or \$575 per square foot. It is zoned Arterial Mainstreet.

An 851 acre parcel located on the east side of Carlsbad Lane was purchased by 1737814 Ontario Inc. (*Schouten Construction Ltd.*) from Delmor Holdings (Windsor) Ltd. & Gosfield Land Company Ltd. for \$2,943,500 or \$3,459 per acre. It is zone Rural Countryside.

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2617 Del Zotto Avenue was purchased by Vanbros Investments (2020) Inc. (*Super Save Group*) from Party George Inc. for \$2,020,000 or \$798,419 per acre. It is zoned Heavy Industrial.

Industrial Building Sales

There were 3 industrial building sales in the month of August for a total consideration of \$4,700,000.

15 Bentley Avenue was purchased by Adriatic Property Holdings Ltd. from 15-17 Bentley Holdings Inc. for \$2,550,000 or \$305 per square foot. It is improved with an industrial/commercial building comprised of a two-storey front office component and single-storey warehouse at the rear. John Zinati of Zinati Realty was the broker with respect to this transaction.

